

US EPA ARCHIVE DOCUMENT



Land & Community Revitalization

BROWNFIELDS SUCCESS IN NEW ENGLAND

UNION CROSSING

LAWRENCE, MA



Property Details

Property Address:	50 Island Street, Lawrence, MA
Property Size:	5.5 acres
Former Use:	Former foundry, cotton mill, and other commercial use
Contaminants Found:	Petroleum, lead, chromium, arsenic, PAHs, asbestos
Future Use:	Residential housing and mixed-use property
Current Owners:	East Island Community Works, LLC

Project Partners

U.S. EPA, City of Lawrence, MassDevelopment, MassDEP, MA EOHED, MA DHCD, MA Housing Investment Corp., Life Initiative, TDBank, Paul and Phyllis Fireman Charitable Foundation, Community Housing Capital, MA Housing Partnership, Federal Home Loan Bank, MA DOER, NeighborWorks America, CEDAC, Mass. Historic Commission, Boston Community Capital, NCLR, New England Foundation for the Arts, the Yepez and Sidell families

Motivation for Redevelopment: The Phase One Union Crossing property is a 240,000 square feet building that is located on a 5.5 acre complex of former textile mills within the Reviviendo Gateway Overlay and North Canal Historic District, where Smart Growth development is encouraging reinvestment in mixed-use development, affordable residential housing, and job creation to the City of Lawrence.

Property History: In 1916, this former foundry site was redeveloped as a textile mill, which remained until 1950. The buildings then served as commercial space for clothing and apparel by the Southwick Clothing Company, construction, landscaping, furniture making and computer repair companies until it was purchased by East Island Community Works, LLC, a wholly owned subsidiary of Lawrence Community Works, in 2007.

Project Results: Lawrence Community Works (LCW), a non-profit Community Development Corporation, completed an initial Phase I in preparation for a potential real estate transaction in July 2007, which was later supplemented with an EPA funded Phase I investigation, completed by the City of Lawrence, in March 2009. In April 2009, a Phase II site assessment was initiated to determine the contamination on site from historic petroleum releases from underground tanks and historic fill. The findings were that groundwater had been impacted by residual heating oil, and the soil contained PAHs and metals. The contaminants found on site are being abated as part of the overall project.

Funding Details

City of Lawrence Assessment Grant:	\$47,000
MassDevelopment Cleanup Funding:	\$826,870
Community Development Action Grant:	\$2,000,000
More Jobs Grant:	\$1,463,000
Mass. Dept. of Energy Resources (ARRA):	\$550,000
City of Lawrence (HOME and EDI):	\$1,313,000
Commonwealth of MA (TCAP/ARRA, HOME)	\$6,300,000
U.S. Small Business Administration:	\$200,000
Redevelopment funding: Private partners	\$31,000,000

Project Highlights

- The project has brought 125-175 temporary construction jobs and is expected to create 200-225 new permanent jobs.
- The redevelopment will provide new environmentally sustainable housing units and commercial/retail space.

LCW, the lead developer for the project, plans to construct high-quality rental units, commercial and retail space, and community facilities on the site. The housing units are designed to be energy-efficient and affordable with a variety of on-site amenities, including a child care center with a riverfront playground, and green space allowing for public access to the Merrimack River.

This project is an excellent example of EPA's Liveability Principles, as it is located within walking distance of local public transit, downtown shops and services, schools, and the local hospital making life at Union Crossing more convenient to the residents of Lawrence. In order to ensure the project's success, the City of Lawrence, Community Development Department, has directed nearly \$3.5M of its Community Development Action Grant (CDAG) and More Jobs Grant funding toward the project. These grant monies, provided to the City by the State of Massachusetts, are paying for a new bridge, street improvements, parking, and other infrastructure improvements in conjunction with Union Crossing.

Currently, cleanup and redevelopment of the property is ongoing. Construction of that the residential units is projected to be complete in December 2011, and the commercial construction is scheduled to be complete in September 2013.

Project Timeline

July 2007	Initial Phase I Completed
March 2009	Phase I for the City Completed
December 2009	Phase II Completed
January – December 2010	Supplemental Investigation, Cleanup Planning
June 2010- Present	Cleanup/redevelopment are ongoing